

Landowner Specific Narrative Summary
Gabriel Farms, Inc.

To date, ATXI has been unsuccessful in obtaining an easement from Gabriel Farms Inc. Gabriel Farms Inc. owns two parcels totaling approximately 90 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. These parcels have been designated internally as A_ILRP_PZ_CH_153-1_ROW and A_ILRP_PZ_CH_156_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, Mr. Curt Corzine, the owner of Gabriel Farms, Inc. on approximately 27 occasions, including 10 in-person meetings, 3 letters, 8 phone calls and 6 voicemails.

ATXI met with Mr. Corzine on September 3rd to discuss ATXI's initial offer of compensation, at which time Mr. Corzine stated he would provide crop yields by the first of the week and that he would look into the price per acre. Mr. Corzine provided crop yield information on September 15th, and in response, ATXI increased its offer of compensation on September 18th. On October 1st, Mr. Corzine requested a pole relocation to minimize the impact of the pole on his field. ATXI responded on October 2nd, that it was unable to honor his request because of additional tension on the line and the addition of multiple turning structures. ATXI did provide Mr. Corzine a map showing the measurements of the pole placement on his property.

On December 3rd, Mr. Corzine provided a counteroffer based on a comparable of a nearby auction sale. When ATXI attempted to confirm the accuracy of this comparable sale, Mr. Corzine admitted that the records do not substantiate this per acreage price, but people who attended the auction stated that the auction resulted in the per acreage price contained in Mr. Corzine's counteroffer. On December 10th, Mr. Corzine provided an additional comparable sale from a neighboring parcel, which ATXI reviewed. In response, ATXI has attempted via telephone and in-person meetings to present its increased offer to Mr. Corzine, but he cancelled a scheduled meeting and declined to discuss the easement, stating that he was going to hire an

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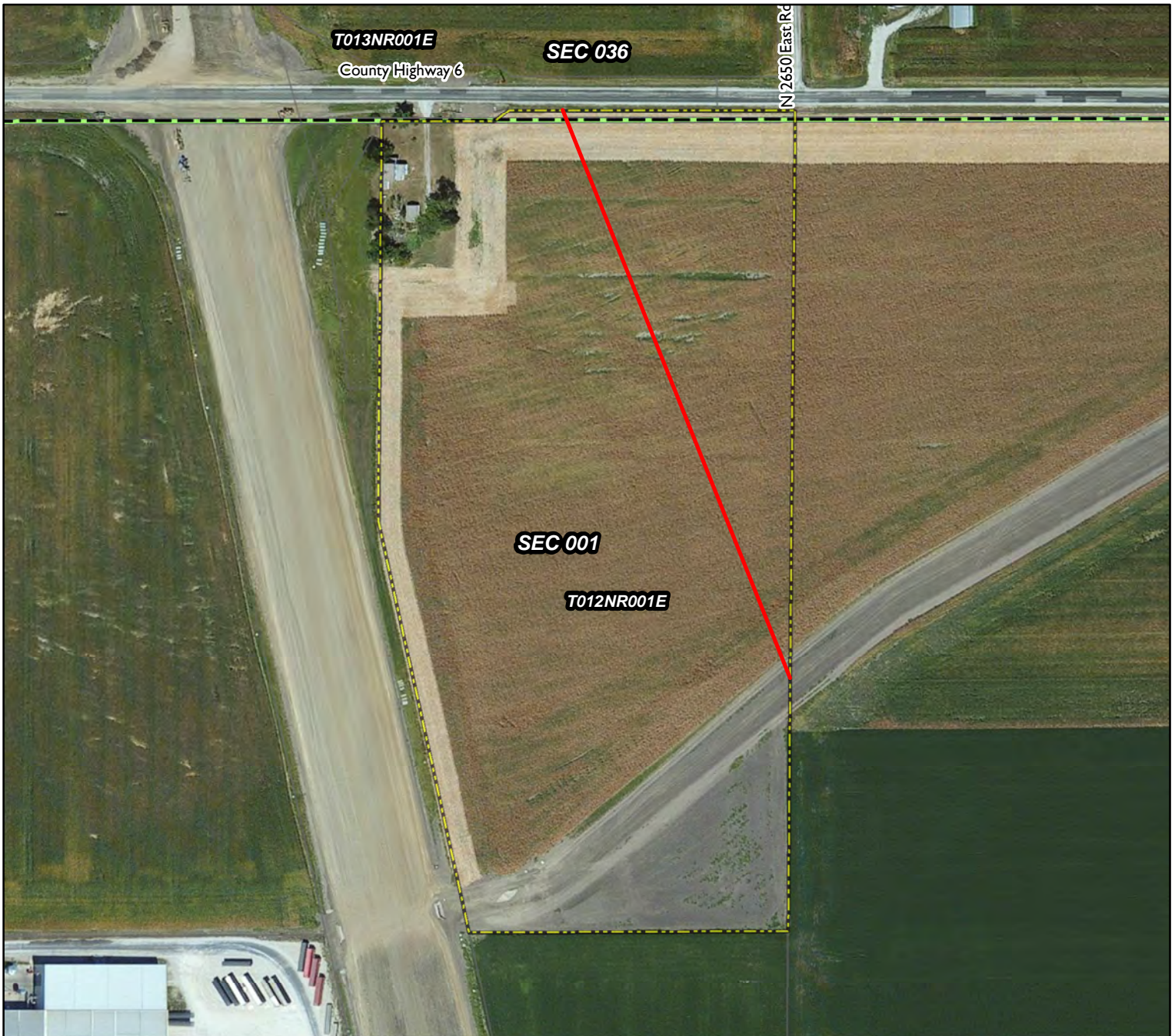
attorney. On December 18th, ATXI mailed its updated offer to Mr. Corzine. Since this time, Mr. Corzine has not returned any of the agent's calls or provided any letter of representation.

ATXI remains willing to negotiate with Mr. Corzine, however, given the disparity with respect to adequate compensation for the easement, a voluntary agreement in a timely manner is not expected.

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-100-004-00

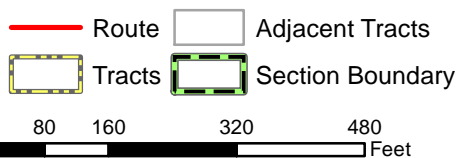


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



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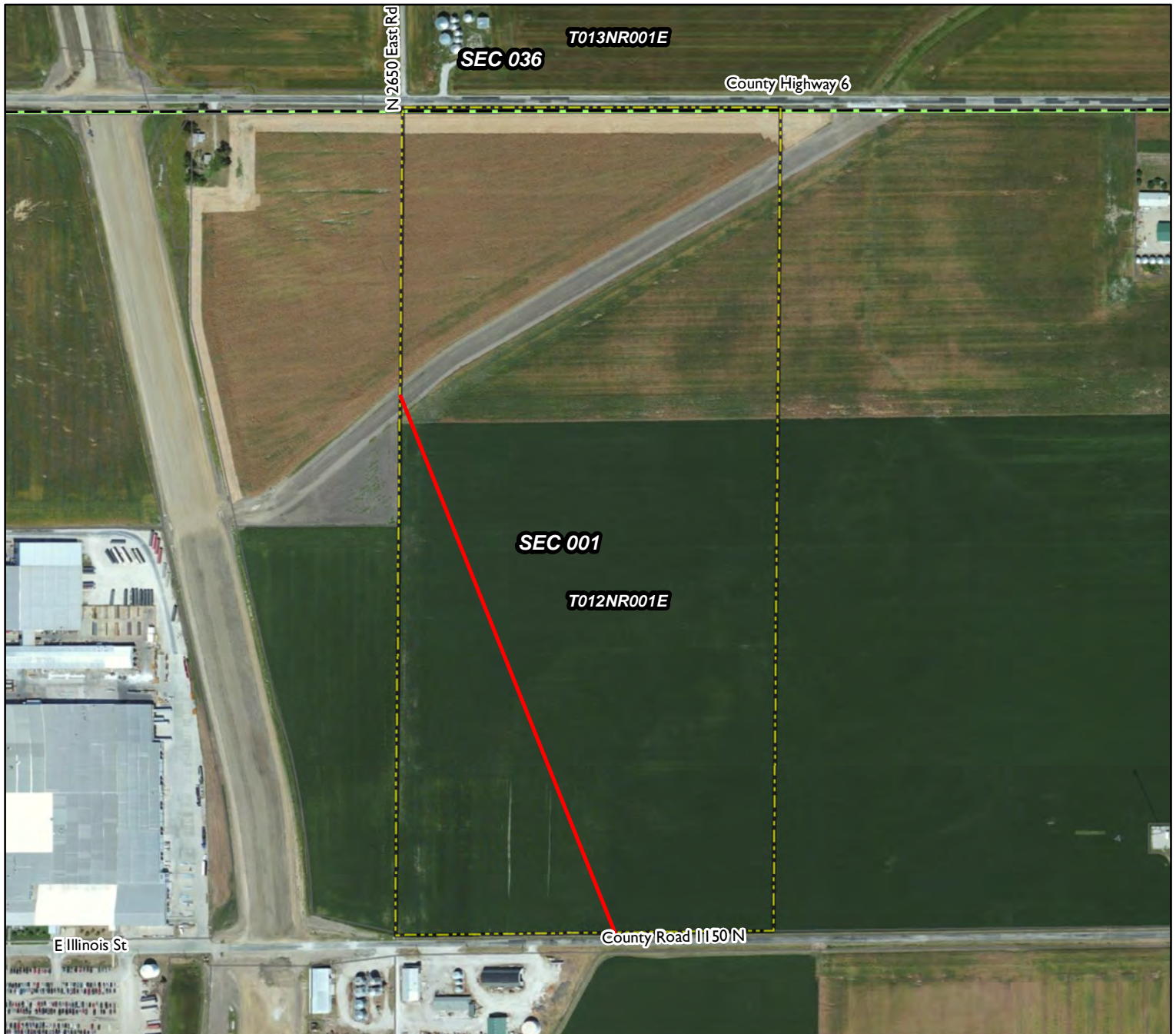
Tract No.:A_ILRP_PZ_CH_156

Date: 12/11/2014

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-200-001-00

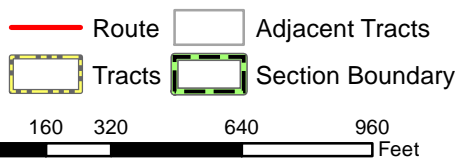


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Gabriel Farms, Inc.

Tract No.:A_ILRP_PZ_CH_153-1

Date: 12/11/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9.3.14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Chasula J. Maden ☒

EXHIBIT "A"

A 9.964 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO GABRIEL FARMS, INC., RECORDED IN DOCUMENT NO. 12-3031 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTH 1/2, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 1 BEARS SOUTH 88 DEGREES 43 MINUTES 24 SECONDS EAST, A DISTANCE OF 302.51 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1040997.89, E:786443.04;

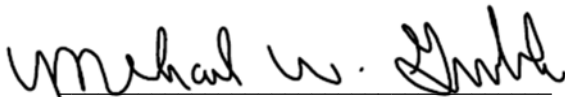
THENCE SOUTH 20 DEGREES 38 MINUTES 26 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 2,892.21 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID NORTH 1/2;

THENCE NORTH 89 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE PASSING A 1-INCH IRON PIPE FOUND AT THE NORTH COMMON CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STRINGERS INC., RECORDED IN DOCUMENT NO. 82-43811, D.R.C.C.I. AND A TRACT OF LAND DESCRIBED IN ARTICLE V IN LAST WILL AND TESTAMENT TO LINDA LOUISE CORZINE, RECORDED IN CAUSE NO. 03-P-9 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS AT A DISTANCE OF 129.82 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 160.77 FEET TO A POINT FOR CORNER;

THENCE NORTH 20 DEGREES 38 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 2,894.72 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

THENCE SOUTH 88 DEGREES 43 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 161.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 434,019 SQUARE FEET OR 9.964 ACRES OF LAND, MORE OR LESS.

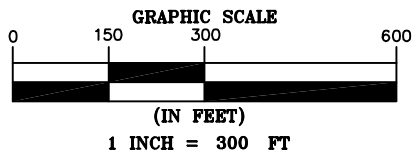
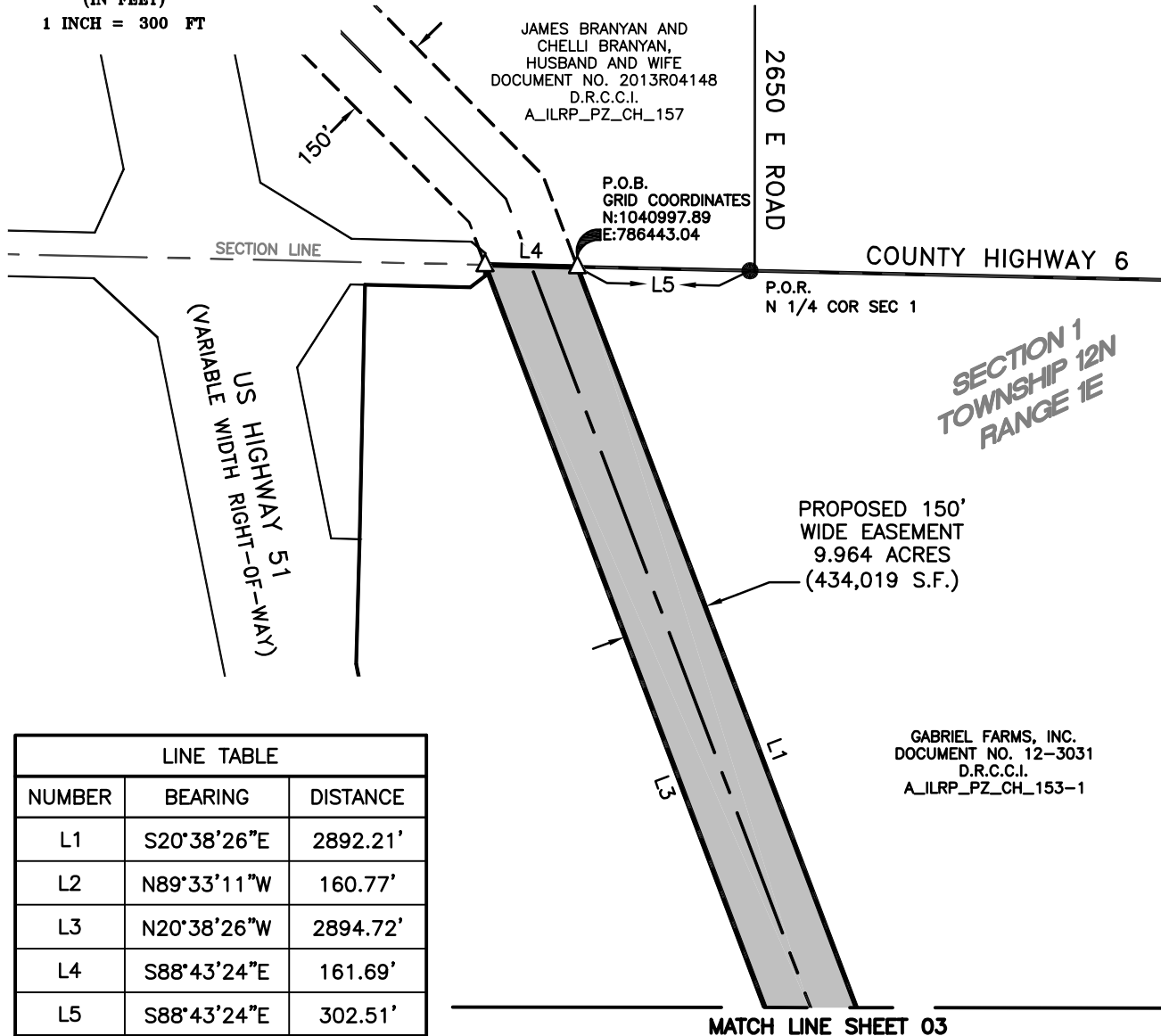
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/17/2014

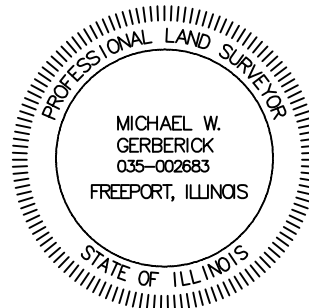


**EXHIBIT "A"**

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S20°38'26"E	2892.21'
L2	N89°33'11"W	160.77'
L3	N20°38'26"W	2894.72'
L4	S88°43'24"E	161.69'
L5	S88°43'24"E	302.51'

LEGEND

C.R.C.C.I.	COURT RECORDS
D.R.C.C.I.	CHRISTIAN COUNTY, ILLINOIS
P.O.B.	DEED RECORDS
P.O.R.	CHRISTIAN COUNTY, ILLINOIS
⊙	POINT OF BEGINNING
●	POINT OF REFERENCE
⊙	1" IRON PIPE FOUND
●	1/2" IRON ROD FOUND
Δ	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	TRACT LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

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PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 03

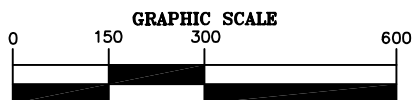
PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 11/17/2014
SCALE: 1"=300'
TRACT ID: A_ILRP_PZ_CH_153-1
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS

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MATCH LINE SHEET 02



(IN FEET)
1 INCH = 300 FT

SECTION 1
TOWNSHIP 12N
RANGE 1E

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PROPOSED 150'
WIDE EASEMENT
9.964 ACRES
(434,019 S.F.)

GABRIEL FARMS, INC.
DOCUMENT NO. 12-3031
D.R.C.C.I.
A_ILRP_PZ_CH_153-1

US HIGHWAY 51
(VARIABLE WIDTH RIGHT-OF-WAY)

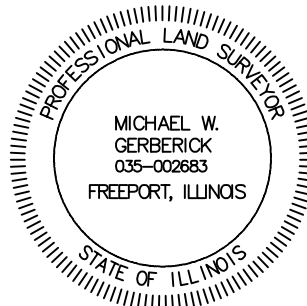
1150 N ROAD

STRINGERS INC.
DOCUMENT NO. 82-43811
D.R.C.C.I.
A_ILRP_PZ_CH_151-3

ARTICLE V
LINDA LOUISE CORZINE
CAUSE NO. 03-P-9
C.R.C.C.I.
A_ILRP_PZ_CH_151-1

LEGEND

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Michael W. Gerberick

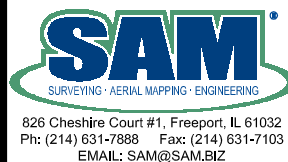
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